

Jackson East Project Frequently-Asked Questions (Updated September 2017)

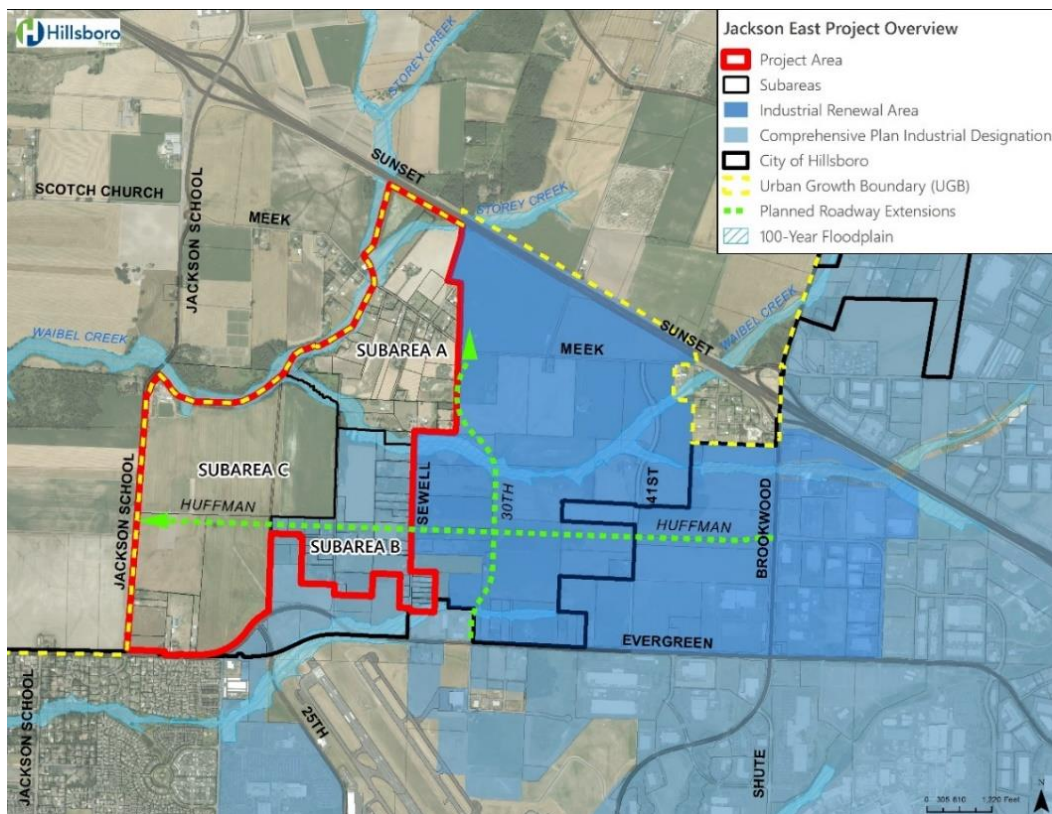
1. What is the Jackson East Project?

Jackson East includes 545-acres brought into the Urban Growth Boundary (UGB) in 2014 for future employment by the Oregon Legislature through House Bill 4078. The UGB, is a land use planning term used to distinguish between areas that will urbanize and areas to be protected as farm and forest lands. The purpose of the Jackson East Project is to plan for the area's eventual transition from rural to urban land uses.

2. Where is Jackson East?

Jackson East, depicted in the map below, is the name used for the 670-acre area located north of existing Hillsboro city limits. Jackson East is bounded by Evergreen Road (south), Jackson School Road, Waibel Creek and Storey Creek (west), U.S. Highway 26 (north), and the North Hillsboro Industrial Renewal Area (east).

Jackson East has three *subareas*. Two of these subareas are characterized by highly parcelized, rural-residential development patterns. Subarea A, located north of Waibel Creek, was brought into the UGB in 2014 by the Oregon Legislature through House Bill 4078 for future employment. During Legislative discussions about House Bill 4078, the City advocated that this UGB expansion area not include Subarea A, but was denied. Subarea B, located south of Waibel Creek, was brought into the UGB by the Metro regional government in 2005 for future employment, and designated for industrial use in 2008. Jackson East also includes Subarea C which is primarily characterized by larger parcels being actively farmed. Subarea C was brought into the UGB in 2014 by the Oregon Legislature through House Bill 4078 for future employment.



3. Which land uses did the City and project consultants study for Jackson East's Subareas A and B?

Over the past year, project consultants have evaluated industrial, residential, and commercial uses for Jackson East's Subareas A and B. Both industrial and residential developers expressed an interest in these highly-parcelized, rural-residential areas for future development.

4. Has a decision been made regarding how the Jackson East area will redevelop over time?

After careful consideration based on a number of factors, the City intends to designate the 545 acres brought into the UGB through House Bill 4078 for industrial use (Subareas A and C). This designation is consistent with House Bill 4078, which specifically directed that this UGB expansion area be planned and zoned for employment use. The City also intends to maintain the existing Hillsboro Comprehensive Plan industrial designation for Subarea B.

5. Why is the Jackson East area best-suited for future industrial use?

North Hillsboro is of regional and statewide importance for economic growth. The City has made – and will continue to make – considerable investments to support industrial employment in the surrounding North Hillsboro area.

Designating the subareas for future industrial use will create needed additional industrial development opportunities adjacent to the North Hillsboro Industrial Area, support North Hillsboro Industrial Area marketability, and reduce potential use conflicts that could negatively affect business recruitment and retention.

The professional recommendation of the City of Hillsboro Planning and Economic Development departments is that economic development considerations outweigh the creation of additional housing units in this location.

6. Can the 545-acre UGB expansion area be urbanized with residential development?

House Bill 4078 requires that the 545 acres brought into the UGB in 2014 be planned and zoned for employment use. Metro's Title 4 map identifies these 545 acres as industrial to protect them for industrial use. Between House Bill 4078 and Metro code, Jackson East can only urbanize for industrial and limited retail or commercial that serve the workers in the area.

Under the County's Future Development 20-acre (FD-20) designation currently applied to Jackson East, a single-family house may be constructed on vacant property or may replace a lawfully constructed existing house if the property was formerly designated AF-5. Note that not all Jackson East properties were formerly designated AF-5, so property owners are encouraged to reach out to Washington County Department of Land Use & Transportation for clarification. For a Jackson East property annexed into Hillsboro with the intended industrial designation, a lawfully constructed single-family house can be replaced due to a catastrophic event, such as fire.

7. If the Jackson East area could not be designated for residential use, why did the City study residential uses in Subareas A and B?

Residential uses were studied in Subareas A and B based on the City's lack of available single-family residential land, the existing rural-residential development pattern, and current property owner requests.

8. Where will the City of Hillsboro add or seek to add future residential land?

The City is currently focused on developing residential land in South Hillsboro, several miles from the North Hillsboro employment area. The City will also seek to add approximately 150 acres of residential land to the Urban Growth Boundary west of South Hillsboro in 2018.

9. What happens if a Jackson East property owner doesn't want to annex into Hillsboro?

A property may remain in unincorporated Washington County under the County's Future Development 20-Acre (FD-20) designation.

10. When can a Jackson East property annex into Hillsboro?

A property can be annexed into Hillsboro once Comprehensive Plan amendments have been adopted in fall 2017, and if the property is in close proximity to Hillsboro city limits.

11. When can Jackson East area properties redevelop for industrial?

Properties can redevelop for industrial following annexation into Hillsboro city limits, the application of urban zoning, the extension of transportation and public facilities, and the approval of a development application.

12. Will existing property owners be responsible for paying to extend transportation infrastructure, public utilities, and services into the project area?

No. Future development will trigger and be responsible for extending improved transportation infrastructure, public utilities, and services into the project area and along adjacent property lines.

13. Will existing property owners be responsible for paying to connect to public utilities adjacent to their property?

Yes. The owner of an existing home wishing to connect to public utilities adjacent to their property would be responsible for the costs associated with that connection. Additional information regarding connections will be shared by providers upon request.

14. What is the Crescent Park Greenway Trail that is to run through the Jackson East area?

This regional trail being planned by the Hillsboro Parks & Recreation Department will provide a key recreational amenity for the community and employees in the surrounding area. The Crescent Park Greenway Trail will run through the Jackson East area, adjacent to Waibel Creek, and loop around Hillsboro city limits along multiple stream corridors.

15. How can I participate in the Jackson East Project?

A final community meeting will be held on Monday, September 25, from 6 pm to 7:30 pm at the Brookwood Library (2850 NE Brookwood Parkway, Hillsboro) in the Event Room (on the 2nd floor). Interested parties will also have opportunities to review and comment on project materials via e-mail, phone, and in-person. Additional background and related materials are available for you to review on the Jackson East project webpage at Hillsboro-Oregon.gov/JacksonEast.

16. When will the Planning Commission hold a public hearing for the Jackson East Comprehensive Plan amendments, including an industrial land use designation for the 545-acre UGB expansion area?

The Planning Commission public hearing will take place in fall 2017. The specific date has not been set. Notices will be mailed to Jackson East area property owners with the date and time of the Planning Commission public hearing. This information will also be posted on the Jackson East project webpage.

17. Who do I contact for more information about this project?

Please feel free to contact Senior Planner Dan Rutzick at 503-681-5358 or dan.rutzick@hillsboro-oregon.gov if we can help answer your questions or if you wish to share comments.